



SITUATION

Located within this established local parade near to a **Co-Op Food** and **Betfred**, at the junction with Lincoln Avenue and serving the surrounding residential area. Cheltenham lies just off the A40, close to the M5 (Junction 11) and is approximately 10 miles north-east of Gloucester city centre.

PROPERTY

Forming part of an end of terrace building comprising a **Ground Floor Shop**. In addition, there is use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'11"
Internal Width	20'4" (max)
Shop Depth	16'6"
Built Depth	42'3"
WC	
Lean-to Store Area	Approx 225 sq ft

TENURE

Leasehold for a term of 2000 years from 1st February 1985 at a peppercorn.

£6,950 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VAT is NOT payable in respect of this Lot

TENANCY

The property is let on a full repairing and insuring lease to **Mrs R. Hopkins as a Hairdresser** for a term of 15 years from 25th March 2006 at a current rent of **£6,950 per annum** exclusive.

Rent Review 2016

Note: The tenant has been in occupation for approx. 15 years.



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts